

Committee Date	01/09/2022		
Address	22 Wagtail Walk Beckenham BR3 3XG		
Application Number	22/02271/FULL6	Officer: Nicolas Graves	
Ward	Kelsey And Eden Park		
Proposal	Demolition of existing detached garage and erection of part two storey/part single storey rear extension and two storey side extension.		
Applicant	Agent		
Mr Peter Jerrari 22 Wagtail Walk Beckenham BR3 3XG	Mr Michael Daly 57A Station Approach Hayes Bromley Kent UK BR2 7EB		
Reason for referral to committee	Call-In	Councillor call in Yes	

RECOMMENDATION	Permission
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<p>KEY DESIGNATIONS</p> <p>Article 4 Direction Biggin Hill Safeguarding Area Flood Zone 2 Flood Zone 3 London City Airport Safeguarding Open Space Deficiency Smoke Control SCA 21 Smoke Control SCA 9</p>
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Vehicle parking	Existing number of spaces	Total proposed including spaces retained	Difference in spaces (+ or -)
Standard car spaces	2	2	0

Representation summary	Local residents were notified of the application on 8 th June 2022.	
Total number of responses	3	
Number in support	0	
Number of objections	3	

1. SUMMARY OF KEY REASONS FOR RECOMMENDATION

- The proposed development would be of an appropriate mass, scale, form and design that would be in keeping with its context, thus preserving the appearance of the host dwelling and surrounding area.
- The development would not have a significantly harmful impact on the amenities of neighbouring residents.
- No unacceptable Highways impacts would arise.

2. LOCATION

2.1.1 The application site hosts a two-storey detached dwelling located on the western side of Wagtail Walk, Beckenham. Wagtail Walk is a private road and forms part of the Langley Park estate.

2.1.2 The site does not lie within any conservation area and the property is not a listed building.

2.1.3 The application site lies within Flood Zones 2 and 3.

2.1.4 Figure 1: Site Location Plan



3. PROPOSAL

3.1 The application seeks planning permission for the following:

- Demolition of existing detached garage and erection of part two storey/part single storey rear extension and two storey side extension.
- The existing conservatory measuring 4.3m deep would be demolished to facilitate the construction of the rear extension which would have a depth of approximately 2.9m.
- The two-storey rear extension would drop down to a single storey on the south/west (side/rear) elevation and would incorporate a part flat, part pitched roof with a maximum height of approximately 3.5m and eaves height of 2.8m.
- The two-storey side extension along the south elevation would have a width of approximately 2.9m and would remain behind the building line set by the existing front elevation.
- The two-storey side extension would incorporate an integral garage. There are no flank windows proposed to the south elevation.
- The rear and side extension would incorporate a part flat, part pitched roof design which would be set down from the main ridgeline by approximately 1.7m.

Figure 2: Existing elevations



Figure 4: Proposed elevations



Figure 5: Existing floor plan

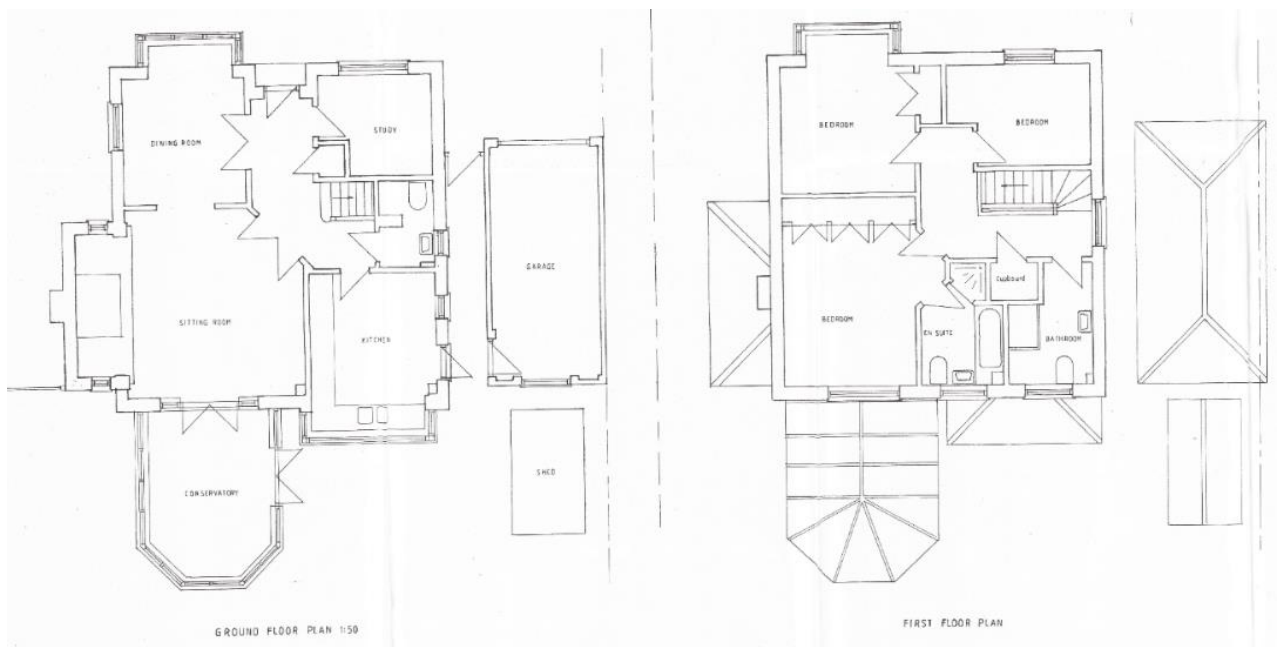
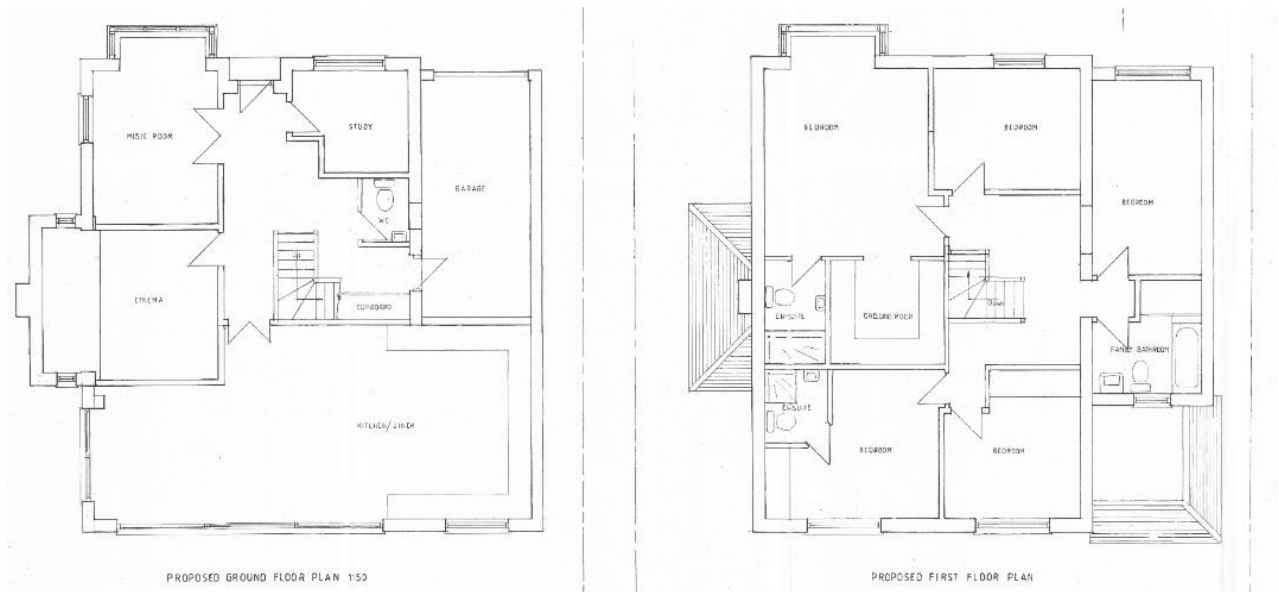


Figure 6: Proposed floor plan



4. RELEVANT PLANNING HISTORY

4.1 There is no recent or relevant planning history on this site.

5. CONSULTATION SUMMARY

A) Statutory

5.1 Highways – **No objection** – Wagtail Walk is a private road

B) Local Groups

N/A

C) Adjoining Occupiers

5.2 Nearby owners/occupiers were notified of the application and representations were received, which can be summarised as follows:

Objections

- Diminished light into neighbouring property at No. 24 Wagtail Walk due to height of two-storey extensions to side and rear.
- Expected increase in noise pollution due to change from 3 to 5 bed property.
- Changed front perspective from properties at Nos. 18 & 20 Wagtail Walk with outlook onto a two-storey extension at rear of applicant property.
- Intrude on privacy in kitchen and bedroom at No. 18 Wagtail Walk.
- Issue with proposed two-storey height. Would not object to single-storey rear extension.
- Changing look of property contravenes covenant.

6. POLICIES AND GUIDANCE

6.1.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) makes it clear that any determination under the planning acts must be made in accordance with the development plan unless material considerations indicate otherwise.

The National Planning Policy Framework was published on 20th July 2021 and is a material consideration.

The development plan for Bromley comprises the Bromley Local Plan (Jan 2019) and the London Plan (March 2021). The NPPF does not change the legal status of the development plan.

6.1.2 The application falls to be determined in accordance with the following policies:

London Plan (2021)

D1 London's form, character and capacity for growth
D4 Delivering good design
SI12 Flood risk management

Bromley Local Plan (2019)

6 Residential Extensions
8 Side Space
30 Parking
37 General Design of Development
115 Reducing flood risk

Supplementary Planning Guidance

SPG1 General Design Principles
SPG2 Residential Design Guidance

7. ASSESSMENT

7.1 Design – Layout, scale height and massing – Acceptable

7.1.1 The proposed 2.9m depth of the rear extension and 2.9m width of the side extension is moderately sized whilst considered to be subservient to the main dwelling and in keeping with its overall scale and form.

- 7.1.2 The proposed roof design would complement and be in keeping with the original roof design and would not appear out of character with surrounding development or the area generally.
- 7.1.3 The proposed materials will match those of the host dwelling which would be complementary and compatible with the application site and surrounding area.
- 7.1.4 The submitted plans indicate the proposed two-storey side extension would retain a separation of 1m from the flank wall to the side boundary with No. 24 Wagtail Walk. This would comply with Local Plan Policy 8 which aims to prevent a cramped appearance and unrelated terracing from occurring where two or more storeys are proposed.
- 7.1.5 It is noted that a covenant was implemented when the property was originally built. However, Members should be aware that the matters regarding to this covenant is a legal matter and fall beyond the scope of this assessment and would not of itself prevent the granting of planning permission in the event that the proposal is found to be acceptable in planning terms.

Figure 7: Front of application property



Figure 8: Rear of application property



7.2 Neighbourhood Amenity – Acceptable

- 7.2.1 The proposed two-storey side extension would be located along the south elevation of the application dwelling adjacent to the neighbouring property at No. 24. It would bring the flank elevation around 2.9m closer to the boundary, however a side space of 1m would be maintained with additional separation provided due to the detached nature of the properties. The existing garage which is to be demolished is currently positioned on the shared boundary.
- 7.2.2 The proposed first floor windows are not considered to give rise to any significant opportunities for overlooking above those which already exist from the first-floor windows of the property. There are no proposed flank windows to the south elevation.
- 7.2.3 The size and siting of the proposed side/rear extension is not considered to give rise to any significant loss of light, outlook or prospect to neighbouring properties at No. 24 or those to the north of the site at No. 18 and No. 20. By dropping down to single-storey height on the south/west (side/rear) elevation, the proposal would not appear overly dominant or intrusive and would also help mitigate any potential loss of light on the neighbouring property at No. 24.

Figure 9: Existing Conservatory viewed from near southern boundary



Figure 10: Rear of application property viewed from driveway of No.20 Wagtail Walk



7.3 Highways – Acceptable

7.3.1 Wagtail Walk is a private road and no technical objections have been raised by the Council's highways officers.

7.3.2 An integral garage is proposed as part of the two-storey side extension. Parking provision at the property would remain unchanged.

7.4 Flood Risk – Acceptable

7.4.1 The site is located within Flood Zones 2 & 3. A householder and other minor extensions in flood zones 2 and 3 form has been completed confirming that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

8. CONCLUSION

8.1.1 Having regard to the above, the development in the manner proposed is considered acceptable as it would not result in any unacceptable impact upon the amenities of neighbouring residents or the character and visual amenities of the host dwelling or the surrounding area; thereby complying with Local Plan policies set out above.

8.1.2 No adverse impact on parking provision or conditions of highway safety are anticipated to arise.

RECOMMENDATION: Permission

Subject to the following conditions:

1. Standard time limit
2. Matching materials
3. Standard compliance with plans

Any other planning condition(s) considered necessary by the Assistant Director of Planning